



## Oatway's Sail Loft, The Quay, Appledore, Bideford, EX39 1QS

Price Guide £900,000

- Stones Thrown From the Quay
- Contemporary Open-Plan Living
- Stunning Level Of Finish Throughout
- Rare Gem In The Heart Of Appledore
- 5 Double Bedrooms
- No Onward Chain!
- A Complete High Spec Renovation
- Set Over Three Floors

# Oatway's Sail Loft, The Quay, Appledore

Tucked away in the heart of the village of Appledore, this exceptional home offers the perfect blend of luxury, space, and location. Just moments from the Quay, it stands as a rare find in one of North Devon's most sought-after coastal communities. Originally a historic sail loft, the property holds unique heritage value, once serving the area's rich maritime tradition. Beautifully rebuilt by the current owners, the property boasts a high-quality, contemporary finish throughout, with no detail overlooked. The expansive accommodation includes a striking open-plan living area, ideal for modern family life and entertaining, complemented by an additional separate reception room for quieter moments. With five generous bedrooms and four stylish bathroom suites, the home offers versatile space for family, guests, or holiday letting. Its successful history as a holiday rental also presents an opportunity for investment.

Appledore itself offers a vibrant coastal lifestyle, with independent shops, cosy cafés, and scenic waterside walks all just a short stroll away. Whether you're searching for a luxurious main residence or a truly special holiday retreat, this rare and unique opportunity is sure to tick the box. Available with NO CHAIN.



Council Tax Band: Exempt



## Ground Floor

### Entrance Hall

A bright, double-height entrance hall with exposed beams, feature lighting, and a bespoke curved oak staircase.

### Bedroom Four

11'3" x 11'3"

A double bedroom featuring a deep, characterful window sill and built-in storage cupboard.

### Master Bedroom

11'8" x 11'1"

A generous double bedroom with a balcony, built-in storage, and an ensuite bathroom.

### Ensuite

A modern three-piece suite featuring a corner shower cubicle, low-level WC, heated towel rail, and hand wash basin.

### Bedroom Five

9'6" x 9'1"

A well proportioned double bedroom.

### Bedroom Three

12'4" x 10'5"

A further double bedroom, complete with its own ensuite.

### Ensuite

A modern three-piece suite comprising a walk-in shower cubicle, low-level WC, hand wash basin, and heated towel rail.

### Bathroom

9'9" x 7'1"

A contemporary bathroom suite featuring a bathtub with shower attachment and tiled surround, a sink with vanity unit, low-level WC, and heated towel rail — all finished to a beautiful standard.

## First Floor

### Open Plan Living

44'1" narr to 32'1" x 21'2" narr to 15'7"

The open-plan living space is truly remarkable and forms the heart of the home, stretching over 42 feet in length. It seamlessly combines a living area, study nook, dining space, and a well-appointed kitchen. The kitchen is fitted with a range of modern matching hand and eye-level units, centered around an island. The kitchen houses top-of-the-line appliances including two built-in double ovens, hob with extractor fan, two large built-in fridge/freezers, two Miele dishwashers and a sink with drainer. The island also features convenient electric points. The living area offers generous space for a large dining table and comfortable seating, enhanced by a cosy log burner. Also benefitting from French doors with a Juliet balcony, while Velux windows throughout the space further amplify the bright, airy atmosphere created by the high ceilings and allow the room to be flooded with light.

### Lower Ground Floor

### Utility

7'11" x 5'10"

A handy additional space offering extra worktop area, room for white goods, a sink with drainer, and ample additional storage.

### Second Reception Room

21'0" x 20'4"

An ideal second reception room with ample seating, currently used as a games room featuring a pool table. French doors lead out to the courtyard, with direct access into bedroom one.

### Bedroom Two

14'9" x 10'7"

A spacious bedroom with windows overlooking the courtyard, an ensuite shower room, and a walk-in wardrobe area complete with a storage cupboard.

### Ensuite

A modern three-piece suite featuring a walk-in shower cubicle, low-level WC, hand wash basin with vanity unit, and heated towel rail.

### Courtyard

The private courtyard offers an ideal spot for alfresco dining and provides direct access to Appledore Quay. Designed for low maintenance and perfect for lock-up-and-leave convenience, it serves as a peaceful outdoor retreat.

### Services

All mains services connected, gas fired underfloor central heating.

Broadband: Standard broadband is available—Ofcom indicates that the highest available download speed is 76 Mbps.

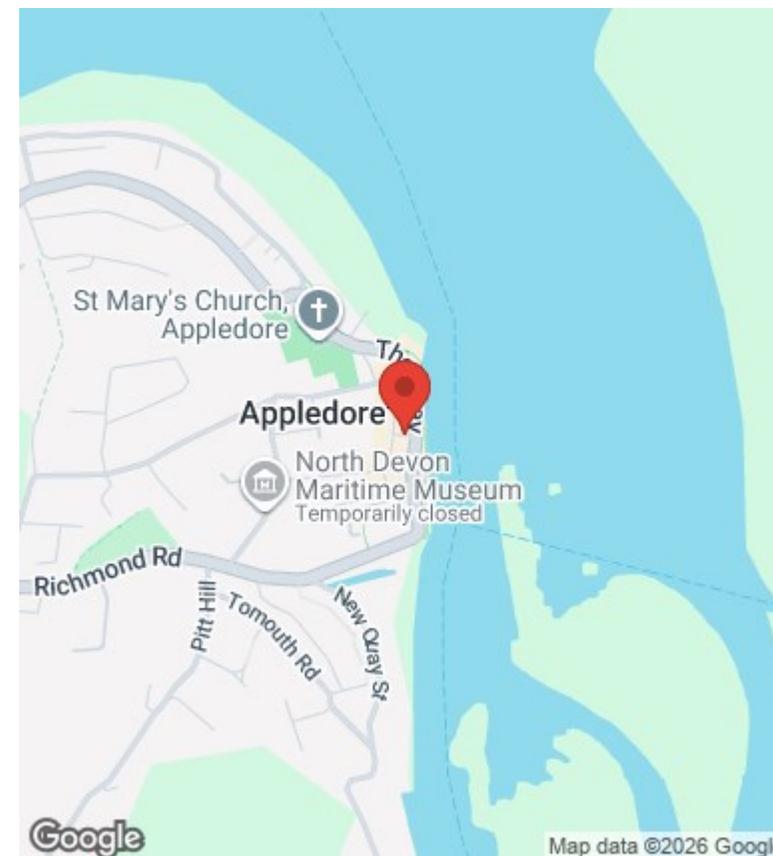
Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From our Appledore office proceed left and take your first right and follow the lane up to Silver Street, the door to the property will then be found on your left hand side as you approach silver street.

## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## Council Tax Band

B

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |